HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Calgary CMA

Date Released: September 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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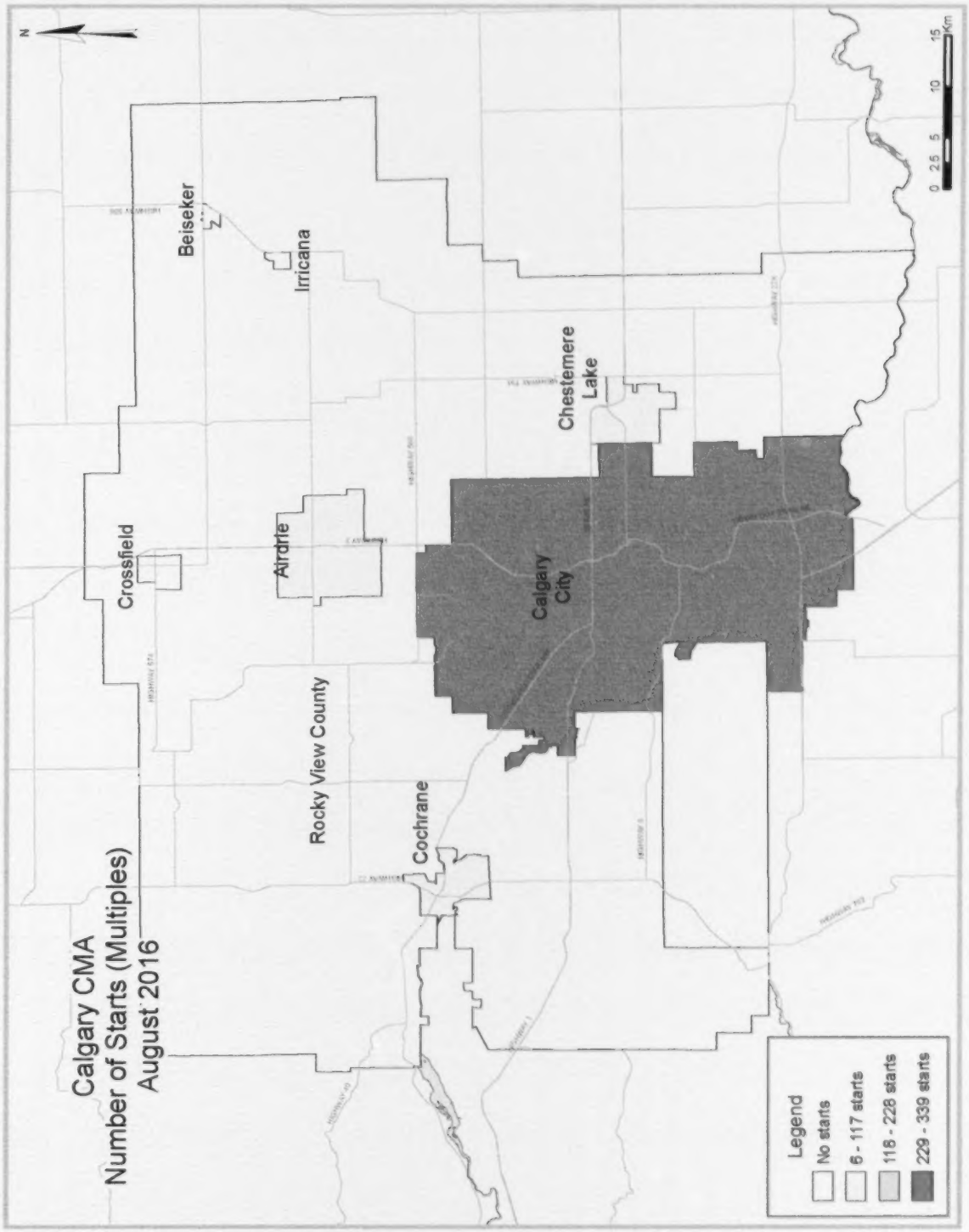
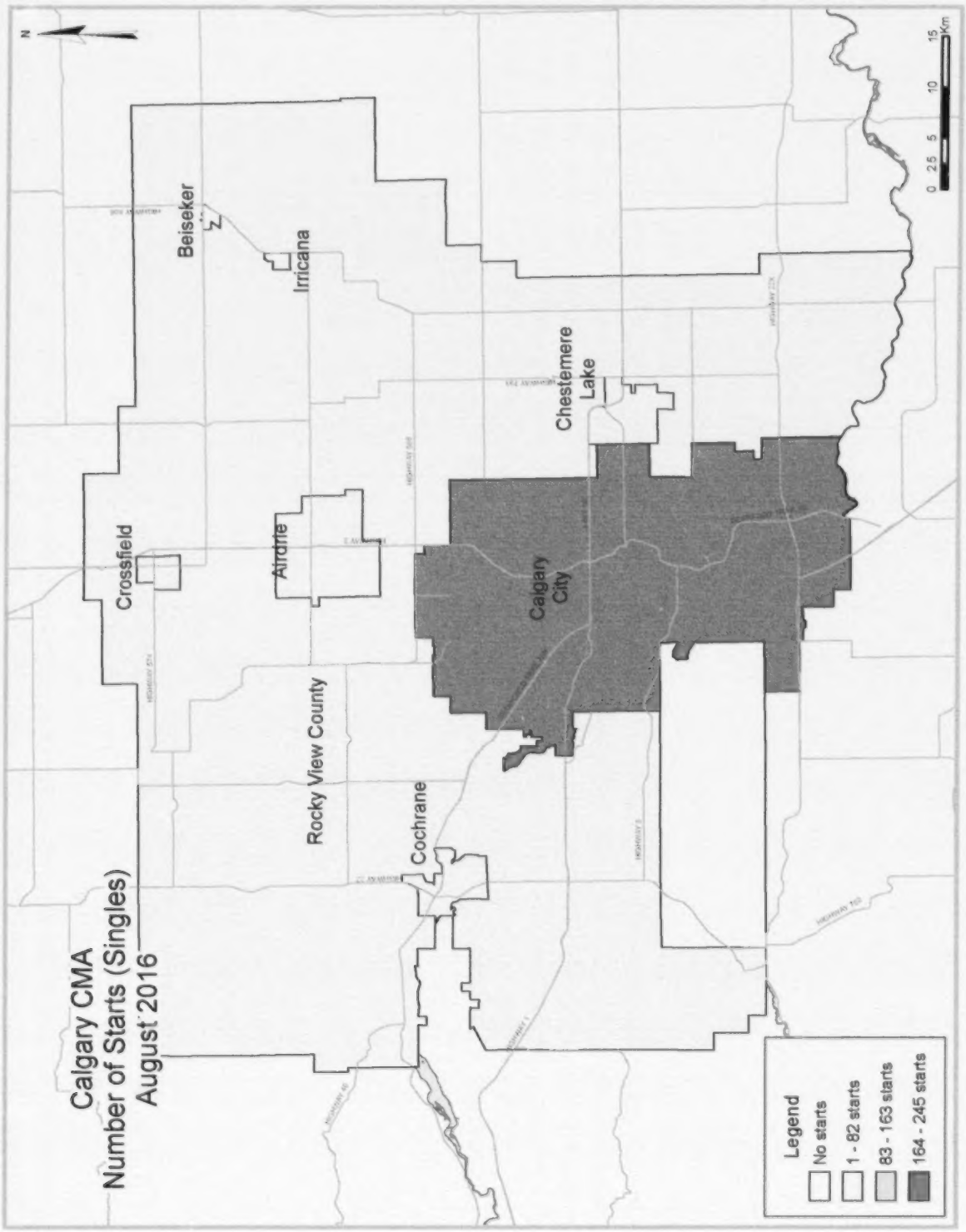
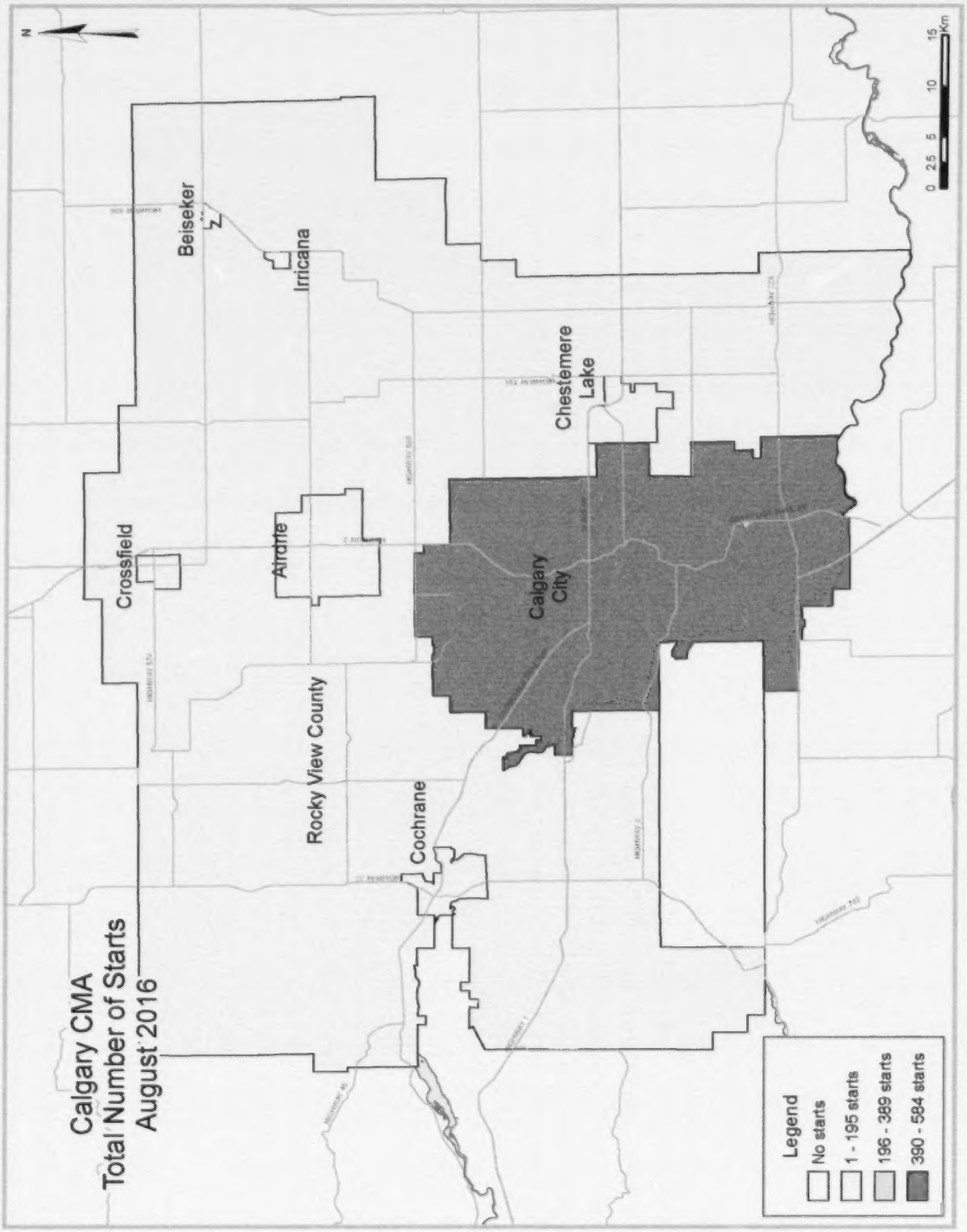
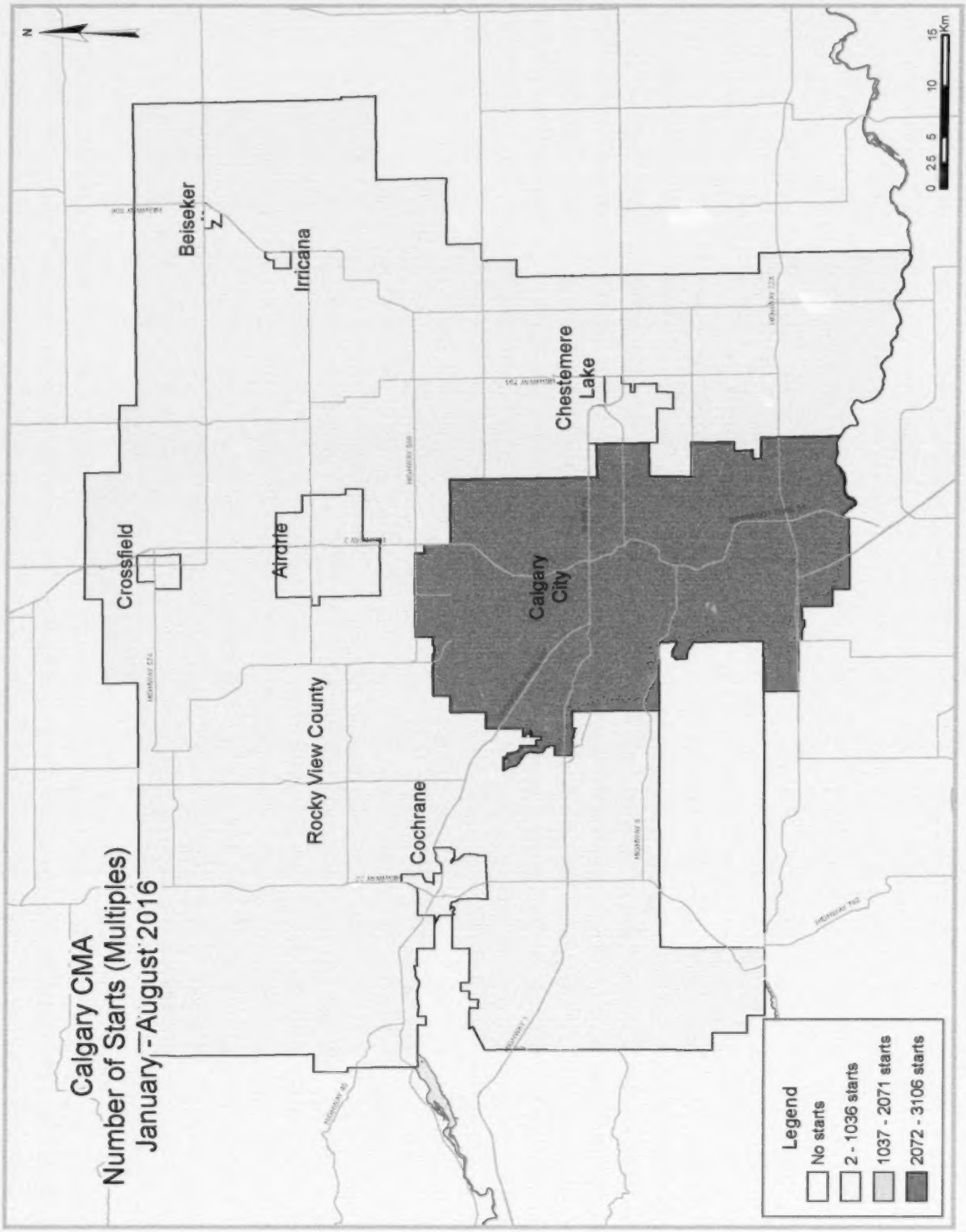
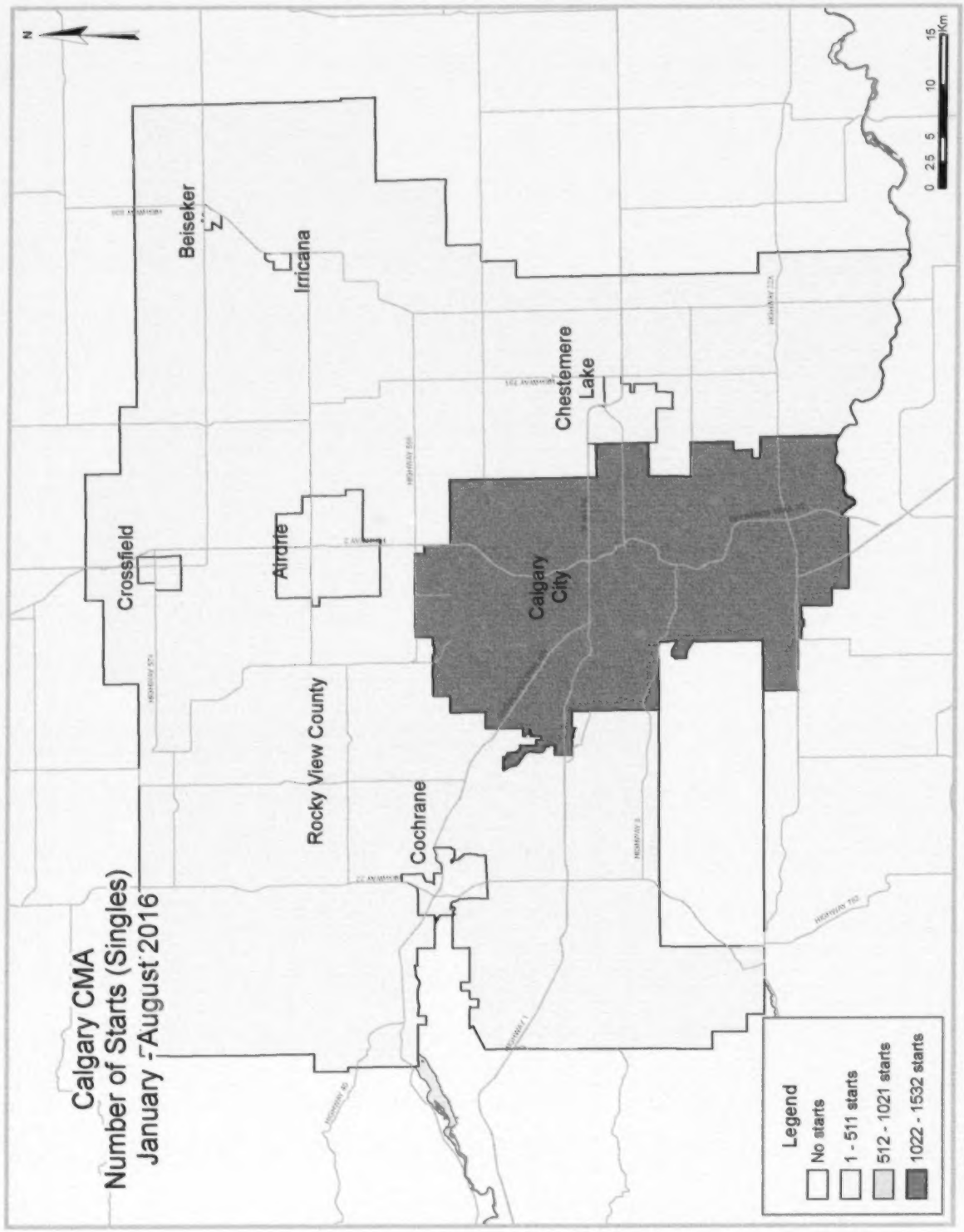
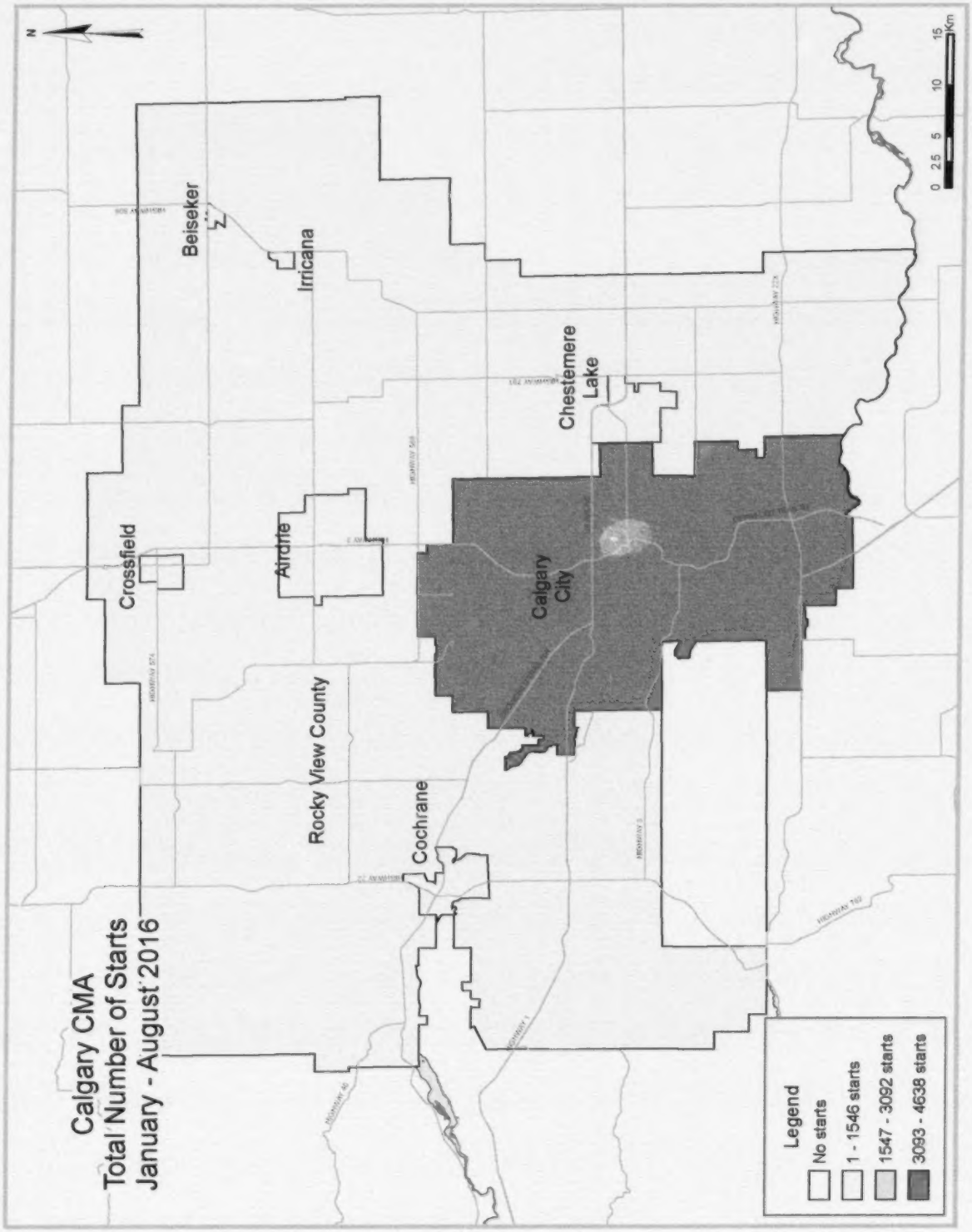

Calgary CMA
Number of Starts (Multiples)
August 2016
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
6 - 117 starts
118 - 228 starts
229 - 339 starts


Calgary CMA
Number of Starts (Singles)
August 2016
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
1 - 82 starts
83 - 163 starts
164 - 245 starts


Calgary CMA
Total Number of Starts
August 2016
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
1 - 195 starts
196 - 389 starts
390 - 584 starts


Calgary CMA
Number of Starts (Multiples)
January - August 2016
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 1036 starts
1037 - 2071 starts
2072 - 3106 starts


Calgary CMA
Number of Starts (Singles)
January - August 2016
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
1 - 511 starts
512 - 1021 starts
1022 - 1532 starts
N
0 2.5 5 10 15 Km


Calgary CMA
Total Number of Starts
January - August 2016
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
1 - 1546 starts
1547 - 3092 starts
3093 - 4638 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) August 2016		
Calgary CMA[1]	July 2016	August 2016
Trend[2]	8,736	8,999
SAAR	12,696	8,569
	August 2015	August 2016
Actual		
August - Single-Detached	330	331
August - Multiples	804	411
August - Total	1,134	742
January to August - Single-Detached	2,801	2,124
January to August - Multiples	5,731	3,569
January to August - Total	8,532	5,693

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2016	331	68	4	0	68	271	0	0	742
August 2015	328	76	7	2	284	437	0	0	1,134
% Change	0.9	-10.5	-42.9	-100.0	-76.1	-38.0	n/a	n/a	-34.6
Year-to-date 2016	2,124	540	130	0	545	2,200	0	154	5,693
Year-to-date 2015	2,799	688	208	2	1,248	3,287	0	300	8,532
% Change	-24.1	-21.5	-37.5	-100.0	-56.3	-33.1	n/a	-48.7	-33.3
UNDER CONSTRUCTION									
August 2016	2,088	648	158	1	890	4,952	17	2,181	10,935
August 2015	2,757	926	195	2	1,651	7,730	4	1,085	14,350
% Change	-24.3	-30.0	-19.0	-50.0	-46.1	-35.9	**	101.0	-23.8
COMPLETIONS									
August 2016	291	68	2	0	84	349	0	155	949
August 2015	514	96	14	0	270	546	0	181	1,621
% Change	-43.4	-29.2	-85.7	n/a	-68.9	-36.1	n/a	-14.4	-41.5
Year-to-date 2016	2,393	614	183	1	882	2,892	51	1,500	8,516
Year-to-date 2015	3,701	806	120	0	1,603	2,683	0	682	9,595
% Change	-35.3	-23.8	52.5	n/a	-45.0	7.8	n/a	119.9	-11.2
COMPLETED & NOT ABSORBED									
August 2016	341	111	15	0	130	622	n/a	n/a	1,219
August 2015	333	82	1	0	66	146	n/a	n/a	628
% Change	2.4	35.4	**	n/a	97.0	**	n/a	n/a	94.1
ABSORBED									
August 2016	275	69	2	0	66	251	n/a	n/a	663
August 2015	524	101	14	0	267	498	n/a	n/a	1,404
% Change	-47.5	-31.7	-85.7	n/a	-75.3	-49.6	n/a	n/a	-289.8
Year-to-date 2016	2,410	625	169	1	822	2,464	n/a	n/a	6,491
Year-to-date 2015	3,734	780	121	0	1,539	2,386	n/a	n/a	8,560
% Change	-35.5	-19.9	39.7	n/a	-46.6	3.3	n/a	n/a	-24.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
August 2016	245	58	0	0	22	259	0	0	584
August 2015	218	54	7	2	192	437	0	0	910
Airdrie									
August 2016	47	4	4	0	30	12	0	0	97
August 2015	46	10	0	0	60	0	0	0	116
Beiseker									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	0	0	0	0	0	0	0	0	0
Chestermere Lake									
August 2016	1	0	0	0	16	0	0	0	17
August 2015	13	0	0	0	0	0	0	0	13
Cochrane									
August 2016	21	6	0	0	0	0	0	0	27
August 2015	21	12	0	0	32	0	0	0	65
Crossfield									
August 2016	1	0	0	0	0	0	0	0	1
August 2015	4	0	0	0	0	0	0	0	4
Irricana									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	2	0	0	0	0	0	0	0	2
Rocky View County									
August 2016	16	0	0	0	0	0	0	0	16
August 2015	24	0	0	0	0	0	0	0	24
First Nations									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
August 2016	331	68	4	0	68	271	0	0	742
August 2015	328	76	7	2	284	437	0	0	1,134

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Calgary City									
August 2016	1,473	480	132	1	511	4,840	17	2,022	9,476
August 2015	1,842	754	109	2	1,123	7,429	4	943	12,206
Airdrie									
August 2016	229	96	22	0	193	112	0	159	811
August 2015	372	42	79	0	216	217	0	142	1,068
Beiseker									
August 2016	2	0	0	0	0	0	0	0	2
August 2015	1	0	0	0	0	0	0	0	1
Chestermere Lake									
August 2016	52	0	0	0	43	0	0	0	95
August 2015	148	14	0	0	0	0	0	0	162
Cochrane									
August 2016	130	58	0	0	143	0	0	0	331
August 2015	168	104	7	0	304	84	0	0	667
Crossfield									
August 2016	35	4	4	0	0	0	0	0	43
August 2015	9	2	0	0	0	0	0	0	11
Irricana									
August 2016	0	2	0	0	0	0	0	0	2
August 2015	2	0	0	0	0	0	0	0	2
Rocky View County									
August 2016	167	8	0	0	0	0	0	0	175
August 2015	215	10	0	0	8	0	0	0	233
First Nations									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
August 2016	2,088	648	158	1	890	4,952	17	2,181	10,935
August 2015	2,757	926	195	2	1,651	7,730	4	1,085	14,350

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
August 2016	227	52	2	0	49	290	0	155	775
August 2015	335	82	0	0	229	546	0	181	1,373
Airdrie									
August 2016	31	8	0	0	26	59	0	0	124
August 2015	76	0	14	0	8	0	0	0	98
Beiseker									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	0	0	0	0	0	0	0	0	0
Chestermere Lake									
August 2016	9	2	0	0	0	0	0	0	11
August 2015	45	6	0	0	6	0	0	0	57
Cochrane									
August 2016	11	4	0	0	9	0	0	0	24
August 2015	27	4	0	0	21	0	0	0	52
Crossfield									
August 2016	1	2	0	0	0	0	0	0	3
August 2015	3	4	0	0	0	0	0	0	7
Irricana									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	0	0	0	0	0	0	0	0	0
Rocky View County									
August 2016	12	0	0	0	0	0	0	0	12
August 2015	28	0	0	0	6	0	0	0	34
First Nations									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
August 2016	291	68	2	0	84	349	0	155	949
August 2015	514	96	14	0	270	546	0	181	1,621

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Calgary City									
August 2016	237	82	14	0	79	580	n/a	n/a	992
August 2015	237	67	0	0	61	145	n/a	n/a	510
Airdrie									
August 2016	39	16	1	0	36	38	n/a	n/a	130
August 2015	47	0	1	0	1	1	n/a	n/a	50
Beiseker									
August 2016	0	0	0	0	0	0	n/a	n/a	0
August 2015	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
August 2016	14	1	0	0	5	0	n/a	n/a	20
August 2015	17	1	0	0	0	0	n/a	n/a	18
Cochrane									
August 2016	28	12	0	0	10	4	n/a	n/a	54
August 2015	29	14	0	0	4	0	n/a	n/a	47
Crossfield									
August 2016	3	0	0	0	0	0	n/a	n/a	3
August 2015	0	0	0	0	0	0	n/a	n/a	0
Irricana									
August 2016	0	0	0	0	0	0	n/a	n/a	0
August 2015	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
August 2016	20	0	0	0	0	0	n/a	n/a	20
August 2015	3	0	0	0	0	0	n/a	n/a	3
First Nations									
August 2016	0	0	0	0	0	0	n/a	n/a	0
August 2015	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
August 2016	341	111	15	0	130	622	n/a	n/a	1,219
August 2015	333	82	1	0	66	146	n/a	n/a	628

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Calgary City									
August 2016	210	52	2	0	47	182	n/a	n/a	493
August 2015	354	87	0	0	224	498	n/a	n/a	1,163
Airdrie									
August 2016	32	9	0	0	9	68	n/a	n/a	118
August 2015	68	0	14	0	8	0	n/a	n/a	90
Beiseker									
August 2016	0	0	0	0	0	0	n/a	n/a	0
August 2015	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
August 2016	10	2	0	0	0	0	n/a	n/a	12
August 2015	42	6	0	0	6	0	n/a	n/a	54
Cochrane									
August 2016	10	4	0	0	10	1	n/a	n/a	25
August 2015	28	4	0	0	23	0	n/a	n/a	55
Crossfield									
August 2016	1	2	0	0	0	0	n/a	n/a	3
August 2015	3	4	0	0	0	0	n/a	n/a	7
Irricana									
August 2016	0	0	0	0	0	0	n/a	n/a	0
August 2015	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
August 2016	12	0	0	0	0	0	n/a	n/a	12
August 2015	29	0	0	0	6	0	n/a	n/a	35
First Nations									
August 2016	0	0	0	0	0	0	n/a	n/a	0
August 2015	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
August 2016	275	69	2	0	66	251	n/a	n/a	663
August 2015	524	101	14	0	267	498	n/a	n/a	1,404

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Calgary CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	4,135	1,036	361	2	1,741	4,510	17	1,231	13,033
% Change	-36.3	-27.8	**	n/a	-26.0	-25.8	n/a	87.9	-23.9
2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	1.6	9.1	**	-100.0	25.9	122.2	n/a	174.1	36.1
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	**	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438
% Change	-43.6	-29.6	-66.7	-100.0	-51.7	59.7	n/a	**	-15.3
2007	7,776	952	36	1	1,380	3,340	0	20	13,505
% Change	-25.8	-1.9	176.9	-88.9	17.8	-20.9	n/a	-89.4	-20.8
2006	10,473	970	13	9	1,171	4,222	0	188	17,046

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type August 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	% Change
Calgary City	245	220	58	60	22	191	259	439	584	910	-35.8
Airdrie	47	46	4	10	34	60	12	0	97	116	-16.4
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	1	13	0	0	16	0	0	0	17	13	30.8
Cochrane	21	21	6	12	0	32	0	0	27	65	-58.5
Crossfield	1	4	0	0	0	0	0	0	1	4	-75.0
Irricana	0	2	0	0	0	0	0	0	0	2	-100.0
Rocky View County	16	24	0	0	0	0	0	0	16	24	-33.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	331	330	68	82	72	283	271	439	742	1,134	-34.6

Table 2.1: Starts by Submarket and by Dwelling Type January - August 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Calgary City	1,532	1,876	378	514	438	960	2,290	3,200	4,638	6,550	-29.2
Airdrie	261	393	102	42	161	198	68	284	592	917	-35.4
Beiseker	1	1	0	0	0	0	0	0	1	1	0.0
Chestermere Lake	45	160	0	28	49	0	0	0	94	188	-50.0
Cochrane	155	208	48	122	21	256	0	107	224	693	-67.7
Crossfield	38	7	6	2	0	0	0	0	44	9	**
Irricana	0	2	2	0	0	0	0	0	2	2	0.0
Rocky View County	92	154	6	18	0	0	0	0	98	172	-43.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	2,124	2,801	542	726	669	1,414	2,358	3,591	5,693	8,532	-33.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Calgary City	22	191	0	0	259	439	0	0
Airdrie	34	60	0	0	12	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	16	0	0	0	0	0	0	0
Cochrane	0	32	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	72	283	0	0	271	439	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	438	960	0	0	2,136	3,042	154	158
Airdrie	161	198	0	0	68	142	0	142
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	49	0	0	0	0	0	0	0
Cochrane	21	256	0	0	0	107	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	669	1,414	0	0	2,204	3,291	154	300

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market August 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Calgary City	303	279	281	631	0	0	584	910
Airdrie	55	56	42	60	0	0	97	116
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	1	13	16	0	0	0	17	13
Cochrane	27	33	0	32	0	0	27	65
Crossfield	1	4	0	0	0	0	1	4
Irricana	0	2	0	0	0	0	0	2
Rocky View County	16	24	0	0	0	0	16	24
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	403	411	339	723	0	0	742	1,134

Table 2.5: Starts by Submarket and by Intended Market January - August 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	2,008	2,475	2,476	3,917	154	158	4,638	6,550
Airdrie	393	512	199	263	0	142	592	917
Beiseker	1	1	0	0	0	0	1	1
Chestermere Lake	45	188	49	0	0	0	94	188
Cochrane	203	344	21	349	0	0	224	693
Crossfield	44	9	0	0	0	0	44	9
Irricana	2	2	0	0	0	0	2	2
Rocky View County	98	164	0	8	0	0	98	172
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	2,794	3,695	2,745	4,537	154	300	5,693	8,532

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	% Change
Calgary City	227	335	52	90	49	221	447	727	775	1,373	-43.6
Airdrie	31	76	8	2	26	20	59	0	124	98	26.5
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	9	45	2	6	0	6	0	0	11	57	-80.7
Cochrane	11	27	4	4	9	21	0	0	24	52	-53.8
Crossfield	1	3	2	4	0	0	0	0	3	7	-57.1
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	12	28	0	6	0	0	0	0	12	34	-64.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	291	514	68	112	84	268	506	727	949	1,621	-41.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Calgary City	1,696	2,578	504	664	668	1,220	3,949	3,008	6,817	7,470	-8.7
Airdrie	315	489	52	26	241	196	367	302	975	1,013	-3.8
Beiseker	1	1	0	0	0	0	0	0	1	1	0.0
Chestermere Lake	104	242	6	28	6	69	0	0	116	339	-65.8
Cochrane	151	270	62	100	172	164	80	55	465	589	-21.1
Crossfield	11	12	4	8	0	0	0	0	15	20	-25.0
Irricana	2	0	0	0	0	0	0	0	2	0	n/a
Rocky View County	115	109	10	54	0	0	0	0	125	163	-23.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	2,395	3,701	638	880	1,087	1,649	4,396	3,365	8,516	9,595	-11.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market August 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Calgary City	49	221	0	0	292	546	155	181
Airdrie	26	20	0	0	59	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	6	0	0	0	0	0	0
Cochrane	9	21	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	84	268	0	0	351	546	155	181

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - August 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	656	1,220	12	0	2,591	2,628	1,358	380
Airdrie	241	196	0	0	225	0	142	302
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	6	69	0	0	0	0	0	0
Cochrane	136	164	36	0	80	55	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	1,039	1,649	48	0	2,896	2,683	1,500	682

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Calgary City	281	417	339	775	155	181	775	1,373
Airdrie	39	90	85	8	0	0	124	98
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	11	51	0	6	0	0	11	57
Cochrane	15	31	9	21	0	0	24	52
Crossfield	3	7	0	0	0	0	3	7
Irricana	0	0	0	0	0	0	0	0
Rocky View County	12	28	0	6	0	0	12	34
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	361	624	433	816	155	181	949	1,621

Table 3.5: Completions by Submarket and by Intended Market
January - August 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	2,271	3,236	3,173	3,854	1,373	380	6,817	7,470
Airdrie	453	592	380	119	142	302	975	1,013
Beiseker	1	1	0	0	0	0	1	1
Chestermere Lake	110	295	6	44	0	0	116	339
Cochrane	213	370	216	219	36	0	465	589
Crossfield	15	20	0	0	0	0	15	20
Irricana	2	0	0	0	0	0	2	0
Rocky View County	125	113	0	50	0	0	125	163
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	3,190	4,627	3,775	4,286	1,551	682	8,516	9,595

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $550,000		$550,000 - $649,999		$650,000 - $749,999		$750,000 - $849,999		$850,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
August 2016	86	41.0	66	31.4	19	9.0	8	3.8	31	14.8	210	580,000	650,759
August 2015	113	32.0	72	20.4	55	15.6	44	12.5	69	19.5	353	625,000	745,754
Year-to-date 2016	705	41.3	431	25.2	161	9.4	80	4.7	331	19.4	1,708	575,000	730,241
Year-to-date 2015	692	26.6	561	21.6	386	14.8	312	12.0	652	25.0	2,603	660,000	785,549
Airdrie													
August 2016	22	68.8	4	12.5	5	15.6	0	0.0	1	3.1	32	502,500	527,975
August 2015	19	27.9	18	26.5	16	23.5	6	8.8	9	13.2	68	625,000	669,245
Year-to-date 2016	212	66.7	62	19.5	20	6.3	9	2.8	15	4.7	318	500,000	543,214
Year-to-date 2015	96	19.9	163	33.7	136	28.2	58	12.0	30	6.2	483	640,000	654,960
Beiseker													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Chestermere Lake													
August 2016	0	0.0	5	50.0	0	0.0	3	30.0	2	20.0	10	-	-
August 2015	0	0.0	1	2.4	18	42.9	14	33.3	9	21.4	42	760,000	787,373
Year-to-date 2016	18	17.5	29	28.2	16	15.5	20	19.4	20	19.4	103	645,000	685,252
Year-to-date 2015	10	4.1	12	4.9	100	41.2	82	33.7	39	16.0	243	750,000	762,093
Cochrane													
August 2016	9	90.0	0	0.0	1	10.0	0	0.0	0	0.0	10	-	-
August 2015	9	32.1	9	32.1	3	10.7	3	10.7	4	14.3	28	-	-
Year-to-date 2016	120	78.9	12	7.9	5	3.3	9	5.9	6	3.9	152	465,000	508,379
Year-to-date 2015	98	35.8	79	28.8	40	14.6	27	9.9	30	10.9	274	597,500	633,536
Crossfield													
August 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
August 2015	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2016	6	75.0	2	25.0	0	0.0	0	0.0	0	0.0	8	-	-
Year-to-date 2015	13	100.0	0	0.0	0	0.0	0	0.0	0	0.0	13	-	454,100
Irricana													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rocky View County													
August 2016	2	16.7	3	25.0	2	16.7	0	0.0	5	41.7	12	677,500	939,633
August 2015	0	0.0	0	0.0	1	3.4	7	24.1	21	72.4	29	1,000,000	1,133,266
Year-to-date 2016	20	17.4	7	6.1	7	6.1	7	6.1	74	64.3	115	987,500	1,130,703
Year-to-date 2015	6	5.4	8	7.2	13	11.7	14	12.6	70	63.1	111	980,000	1,070,116
First Nations													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Calgary CMA													
August 2016	120	43.6	78	28.4	27	9.8	11	4.0	39	14.2	275	570,000	645,231
August 2015	144	27.5	100	19.1	93	17.8	74	14.1	112	21.4	523	665,000	754,243
Year-to-date 2016	1,084	45.0	543	22.6	209	8.7	125	5.2	446	18.5	2,407	560,000	708,248
Year-to-date 2015	916	24.6	823	22.1	675	18.1	493	13.2	821	22.0	3,728	670,000	762,724

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2016

Submarket	Aug 2016	Aug 2015	% Change	YTD 2016	YTD 2015	% Change
Calgary City	650,759	745,754	-12.7	730,241	785,549	-7.0
Airdrie	527,975	669,245	-21.1	543,214	654,960	-17.1
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	-	787,373	n/a	685,252	762,093	-10.1
Cochrane	-	-	n/a	508,379	633,536	-19.8
Crossfield	-	-	n/a	-	454,100	n/a
Irricana	-	-	n/a	-	-	n/a
Rocky View County	939,633	1,133,266	-17.1	1,130,703	1,070,116	5.7
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	645,231	754,243	-14.5	708,248	762,724	-7.1

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Calgary

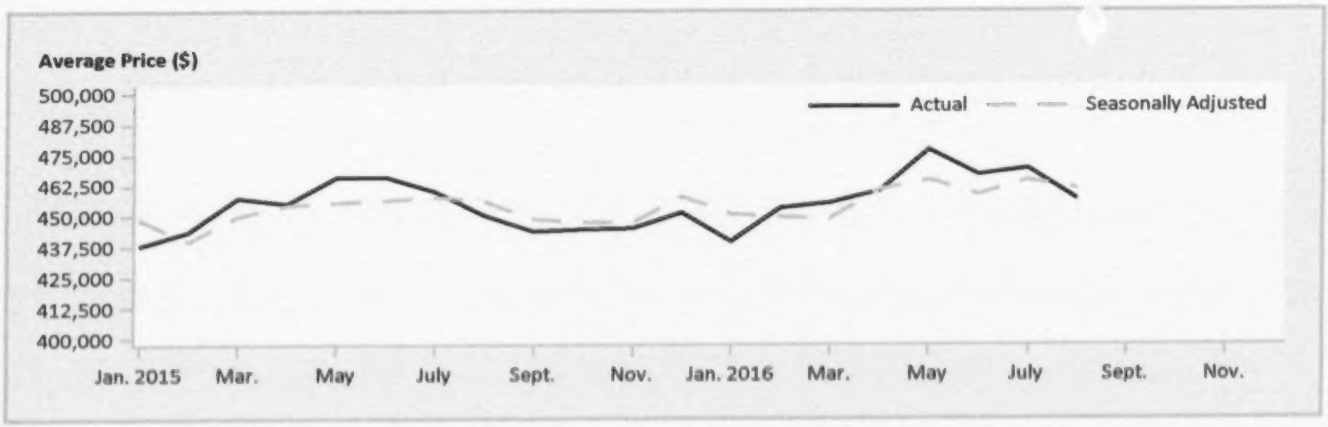


Figure 5.2: MLS® Residential Sales for Calgary

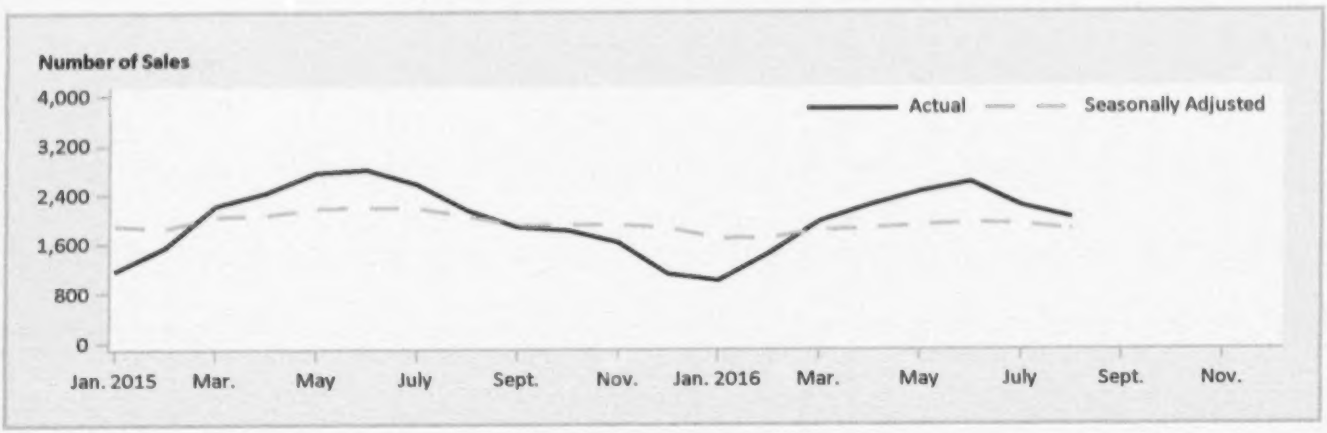
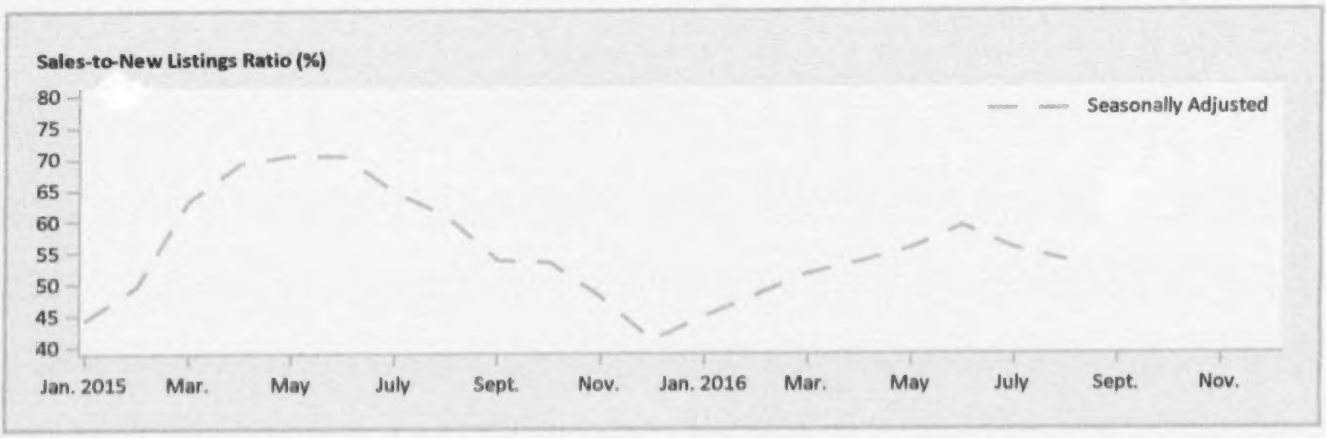


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Calgary



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
August 2016

		Interest Rates			NHPI, Total, Calgary CMA 2007=100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	111.3	131.7	817	4.6	73.6	1,123
	February	567	2.89	4.74	111.3	132.6	820	5.0	74.0	1,135
	March	567	2.89	4.74	110.8	133.6	821	5.5	74.4	1,130
	April	561	2.89	4.64	110.4	133.6	827	5.7	74.8	1,125
	May	561	2.89	4.64	110.4	134.1	827	5.8	74.8	1,122
	June	561	2.89	4.64	110.5	135.0	823	6.1	74.5	1,125
	July	561	2.89	4.64	110.2	135.1	817	6.8	74.2	1,126
	August	561	2.89	4.64	110.2	135.5	815	7.0	74.0	1,125
	September	561	2.89	4.64	110.2	135.1	818	7.0	74.1	1,130
	October	561	2.89	4.64	110.2	135.7	814	6.9	73.6	1,128
	November	561	3.14	4.64	110.3	135.3	809	6.9	73.0	1,128
	December	561	3.14	4.64	110.3	134.1	802	7.0	72.4	1,121
2016	January	561	3.14	4.64	110.3	134.3	799	7.7	72.5	1,124
	February	561	3.14	4.64	109.8	134.4	799	8.4	73.0	1,124
	March	561	3.14	4.64	109.8	135.5	803	8.6	73.5	1,141
	April	561	3.14	4.64	109.8	135.5	805	8.3	73.2	1,153
	May	561	3.14	4.64	110.0	135.9	802	8.1	72.7	1,162
	June	561	3.14	4.64	109.4	136.6	795	8.3	72.1	1,154
	July	567	3.14	4.74	109.5	135.9	795	8.6	72.2	1,147
	August	567	3.14	4.74		136.3	796	9.0	72.6	1,137
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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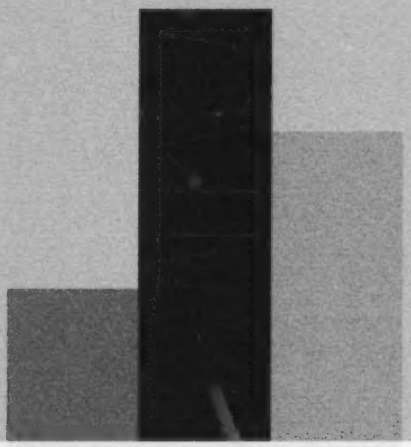

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